

3 WINDMILL LN, SOUTHAMPTON

# Private Office Suites

Hill St & Windmill Ln - Village of Southampton, NY



COMPASS  
COMMERCIAL



## Key Details

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### Private Office Suites in a Prime Southampton Village Location

1-15 Hill St, Southampton is located at the busy, signalized intersection of Hill St, Windmill Ln, & Jobs Ln with views of Agawam Park. This site benefits from extensive vehicle exposure, strong pedestrian traffic, public parking & impressive road frontage.

The complex is undergoing a full range of upgrades to the facades, interiors, & tenant mix which includes a natural food market & premium medical suites.

3 *Windmill Ln* offers 6 newly renovated premium, **private office suites**. Renovations in progress. Weekly cleaning & utilities included.

#### Surrounding Businesses:

New York Pilates, Rotations Bicycle Center, Hill Street Boxing, The UPS Store, Southampton Cultural Center, Southampton Theatre, Hill Street Cryo & Spa, Gym Tech, Biba Clothing, Ye Old Bake Shop, Paul's Italian, Gubbins Running

**Inquire with the Hamptons Commercial RE Team for additional information.**



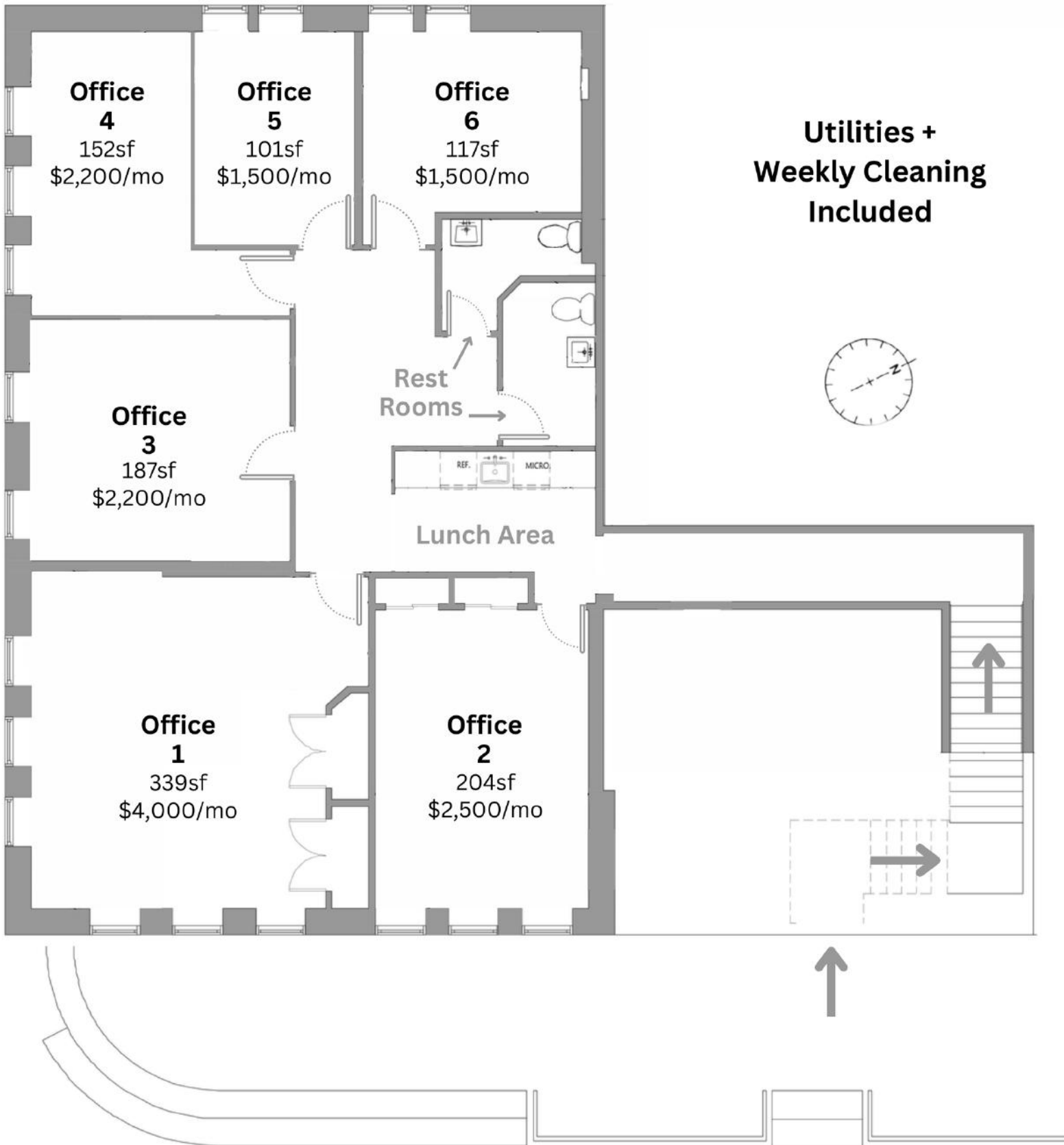






# Floor Plans

3 Windmill Ln, Southampton



Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy, warranty or completeness of the floor plan.



**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**



**Medical Offices**

115sf to 145sf Suites

**6 Private Office Suites**

**Retail/Office**

1,125sf

Southampton

# List of Businesses

**HAMPTON RD SOUTH SIDE**

- 1 Citarella Gourmet Market - Southampton
- 2 Sean's Place
- 3 La Parmigiana
- 4 Sip 'N Soda
- 5 China Garden
- 6 Mattress Firm Southampton
- 7 Foray Golf Clubhouse
- 8 AT&T Store
- 9 White's Apothecary Southampton
- 10 Southampton Books

**HAMPTON RD NORTH SIDE**

- 11 Starbucks
- 12 Aboff's Paints
- 13 27 Hampton Salon
- 14 Pospisil & Brown Architects, P.C.
- 15 Low Vision Optometry

**HILL ST SOUTH SIDE**

- 16 Sunrise To Sunset Surf-Sport
- 17 The UPS Store
- 18 Marilyn Katz Interior Designs

**HILL ST NORTH SIDE**

- 19 Paul's Italian American Restaurant
- 20 The Plaza Café
- 21 Hometown Taxi
- 22 Hamptons Virtual Office Center
- 23 Southampton Inns

**JAGGER LN SOUTH SIDE**

- 24 Bank of America
- 25 La Hacienda Mexican Grill
- 26 Lamplighter Wines & Liquors Co
- 27 Besim's Fine Cigars
- 28 Southampton Village Dry Cleaners
- 29 Lorenzo's Barbershop Unisex Corp
- 30 Hampton Poster & Framing

**JOBS LN NORTH SIDE**

- 31 Stevenson's Toys & Games
- 32 Round Hill Interior Design
- 33 Southampton Vacuum & Sewing Center, Inc.
- 34 Hamptons Hot Yoga
- 35 Southampton Arts Center

**JOBS LN NORTH SIDE**

- 36 Carvel
- 37 Southampton Publick House
- 38 American Colors Clothing
- 39 Sequin Jewelry
- 40 Charleston Shoe Co.

**MAIN ST WEST SIDE**

- 41 Catena's Food Market
- 42 The Golden Pear Cafe
- 43 Stop & Shop
- 44 75 Main
- 45 CVS
- 46 W.B. Mason
- 47 Flying Point Surf & Sport
- 48 Verizon Authorized Retailer - TCC
- 49 The Fudge Company
- 50 Southampton Cheese Shoppe
- 51 Ace Hardware
- 52 Hildreth's Home Goods
- 53 SpaUnique
- 54 Village of Southampton



**MAIN ST EAST SIDE**

- 55 The 1708 House
- 56 Sant Ambroeus
- 57 Blu Mar Hamptons
- 58 Therapy Life & Style
- 59 Homenature
- 60 Boujaran Rugs for Antique Rug Galleria
- 61 Chase Bank
- 62 Compass Real Estate
- 63 Southampton Chamber of Commerce

**NORTH SEA RD WEST SIDE**

- 64 Fowler's Garden Center
- 65 ENGLISH COUNTRY OUTLET
- 66 Tate's Bake Shop
- 67 Investors Bank

**NORTH SEA RD EAST SIDE**

- 68 Schmidts Market & Produce
- 69 Jeff Lincoln Art + Designr

**NUGENT ST SOUTH SIDE**

- 70 Tutto Il Giorno South
- 71 Rite Aid Pharmacy
- 72 Nautilus Architects

## Southampton

Southampton is the largest hamlet within the Town of Southampton located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

In 2019, Southampton, NY had a population of 3.29k people with a median age of 56.1 and a median household income of \$122,614. Between 2018 and 2019 the population of Southampton, NY grew from 3,263 to 3,285, a 0.674% increase and its median household income grew from \$101,316 to \$122,614, a 21% increase.

The 5 largest ethnic groups in Southampton, NY are:

White (Non-Hispanic) (78.3%)

White (Hispanic) (11.6%)

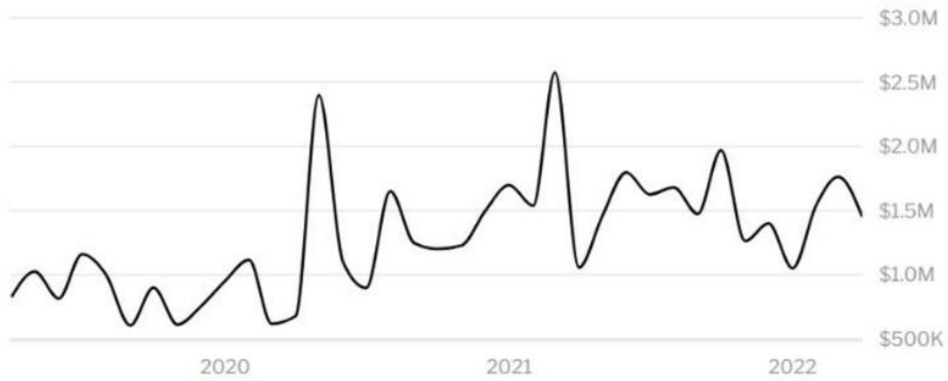
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

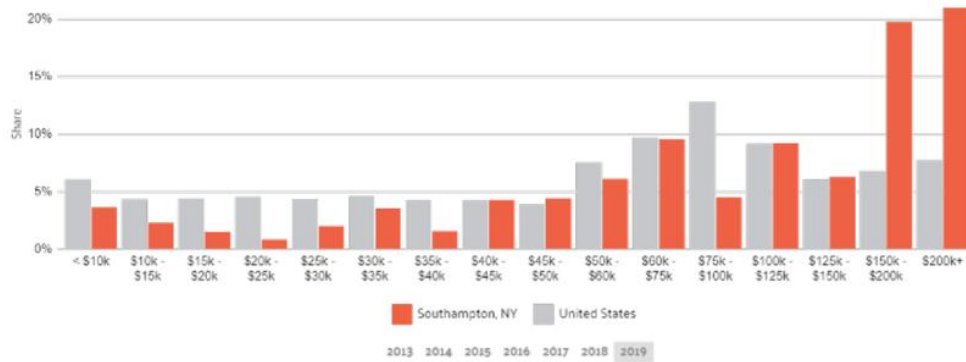
Two+ (Non-Hispanic) (0.974%)

During the 18th and 19th centuries, fishing, farming (especially potatoes and the local sweet corn) and duck raising were the predominant industries. Today, Southampton Village is regarded as one of the premier summer resort areas in the country - being home to approximately half of the billionaires who have residences in the eight hamlets and villages that constitute the Hamptons.

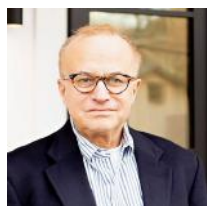
Southampton is served by Sunrise Highway (NY 27) and Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The Long Island Rail Road provides limited rail service seven days per week via the Montauk Branch connecting Southampton to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION



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